

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: July 19, 2006

SITE PLAN: **AFP-06-020**

TITLE: **HOSPICE COTTAGE**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For 1037-Square Foot Addition

ADDRESS: 518 South Frederick Avenue

ZONE: R-A (Low Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Lisa McKillop, for Hospice Caring, Inc.
Architect: I. K. Laing
Engineer: Phil Wilk, AES Associates
Developer: Scott Gormley, Mitchell & Best

STAFF PERSON: Patricia Patula, Planner

Enclosures:

Staff Comments

Exhibit 1: Application
Exhibit 2: Location Aerial
Exhibit 3: Photographs of Existing House
Exhibit 4: Elevation (Artist Rendering)
Exhibit 5: Landscape Plan (Enlargement)
Exhibit 6: Letter of Support from Kellermans
Exhibit 7: E-mails re Fire Marshal's review
Exhibit 8: Mailing List
Exhibit 9: Floor Plan
Exhibit 10: Elevations
Exhibit 11: Site Plan (General)
Exhibit 12: Site Plan showing PEPCO lines

STAFF COMMENTS

Location. The Hospice Caring, Inc. (HCI) Cottage is located at Bohrer Park at Summit Hall Farm. The brick rambler, now referred to as "the Cottage," is situated behind the main house and across from the barn and near the front entrance to the City's Activity Center. (See Exhibit 2) While the City owns the property, this organization has been given the use of the structure for its work.

Hospice Caring, Inc., is a non-profit organization that provides free practical and emotional support to terminally ill people and their families. The Cottage serves as a resource center for Hospice Caring staff, volunteers, and the community. In this capacity, the Cottage hosts support groups, and meetings, and houses the program staff and their offices. During its five-year tenancy, HCI has done substantial renovations to the interior and exterior of the building as well as the grounds. The organization has raised funding to expand their existing quarters for additional office space. All development work for this project is being done by volunteers.

Request. Hospice Caring is requesting a 1,037-square foot, one-story addition on the northeast corner to be used as additional offices.

Site Plan. See Exhibits 11 and 12. Although the addition is a fairly small one, care is being taken to assure proper drainage due to the slab construction, and the engineer is working with the City's Department of Public Works, Park Maintenance and Engineering on the drainage system. The development team is also working closely with PEPCO to assure a proper-sized easement for the lines parallel to the Cottage and to relocate a free-standing electrical panel box that is in the way of the addition.

Landscaping. New landscaping will be placed around the addition per the plan (Exhibit 5) and some additional plantings will be added to screen the relocated panel box once its location is determined. The existing garden/yard is maintained by volunteers of Hospice and is quite lovely and serene.

Elevations. These are shown in Exhibits 4 and 10. The new addition will have T-1-11 siding to match the adjacent portion of the house and will feature a new entrance area. Asphalt roofing and wood trim will match the existing. Windows are planned to be 3'x5' casement style.

HPAC Courtesy Review. The Historic Preservation Advisory Committee has provided a courtesy review of the addition due to the Cottage being on the City's historic Civil War site. The Committee expressed support of the design, which they felt was well done, and recommended a minor modification to the entrance roof from a gable to a hip, in keeping with the existing roof style. The architect has incorporated this change into the elevation.

Conclusion. Staff recommends approval of **AFP-06-020**, finding that it in compliance with Sections 24-170 and 172 with the following condition:

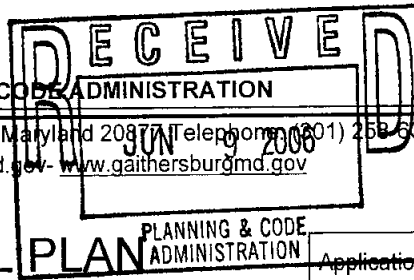
1. Applicant will obtain approval for the drainage system from the Department of Public Works, Park Maintenance, and Engineering.

P&CA

PLANNING AND CODE ADMINISTRATION

Gaithersburg

City of Gaithersburg- 31 South Summit Avenue- Gaithersburg, Maryland 20878 Telephone: (301) 258-6330- Fax: (301) 258-6336
plancode@gaitersburgmd.gov- www.gaitersburgmd.gov



AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-020
Date Filed	6/9/06
Total Fee	500

Waived D134

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Bohrer Park Cottage Addition
Street Address 502 South Frederick Avenue 518 South Frederick Ave.
Zone _____ Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 52-1591455

2. APPLICANT

Name Hospice Caring, Inc.
Street Address 707 Conservation Lane Suite No. 100
City Gaithersburg State Md Zip Code 20878-2982
Daytime Telephone 301 869-4673

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name I. K. Laing 301-258-4562 FX
Architect's Maryland Registration Number 6624 Telephone 301 258-4560
Street Address 15932-C Shady Grove Road Suite Number _____
City Gaithersburg State Md Zip Code 20877

Engineer's Name PHIL WILK - SITE PLAN AES ASSOCIATES
Engineer's Maryland Registration Number _____ Telephone 301
Street Address GOOSE CREEK DRIVE Suite Number _____
City OLNEY State MD Zip Code 20832

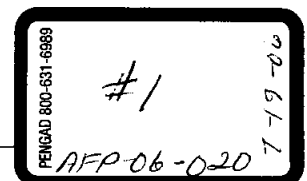
Developer's Name Mitchell & Best Telephone 301 762-9511
Street Address 1686 Gude Drive Suite Number _____
City Rockville State Md Zip Code 20850
Contact Person Scott Gormley Telephone 301 762-9511

4. PROPERTY OWNER

Name City of Gaithersburg
Street Address 31 South Summit Avenue Suite No. _____
City Gaithersburg State Md Zip Code 20877
Daytime Telephone 301 258-6330

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Construction of an addition to the north east corner of the Cottage. The addition will add 1037 square feet to the cottage.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number 5

Total number per shift N/A

Resident estimate: Total number 0

Total number per dwelling unit 0

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. SiteArea(acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/>	Sq. Ft.		
12. Office/Professional	Sq. Ft.	3887	2850
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Lisa McKillop

Applicant's Signature

Lisa McKillop

Date June 8, 2006

Daytime Telephone 301 869-4673

Hospice Caring Cottage

Bohrer Park at Summit Hall Farm

ProjectName.mxd • 11-Jan-2006 • zzz

80 40 0 80 Feet



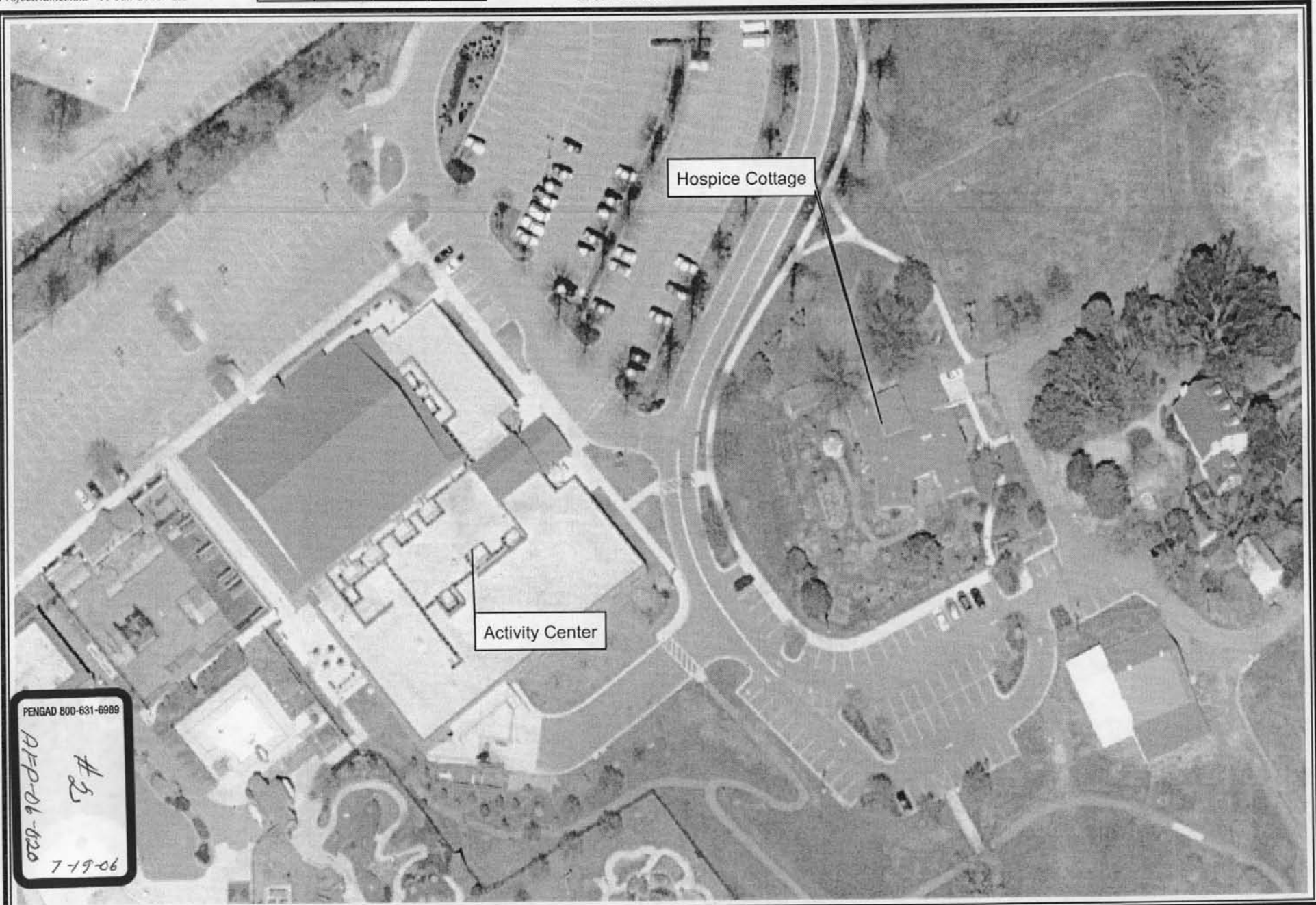
MD State Plane
HPGN NAD 83/91

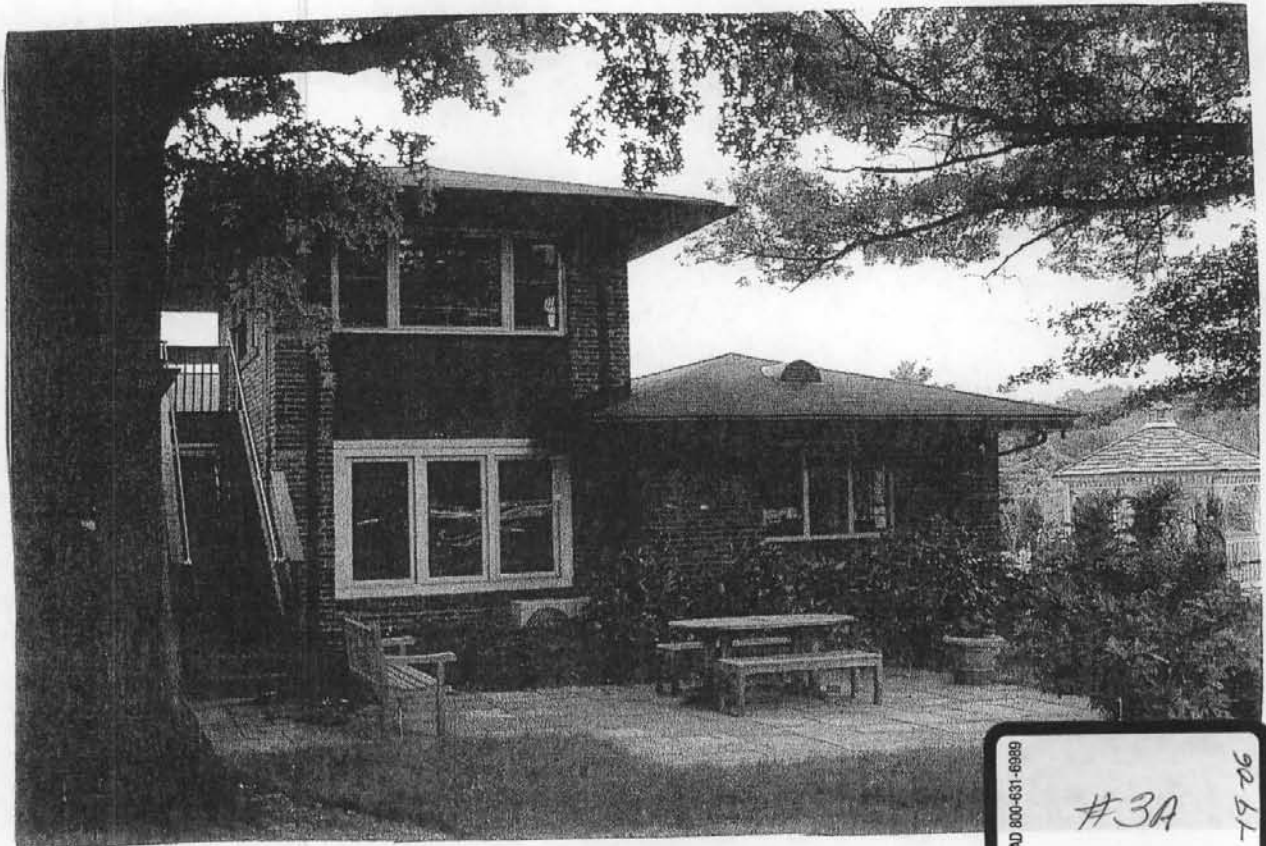
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www.istar.com Property boundaries and planimetric basemap ©2006 M-NCPPC and
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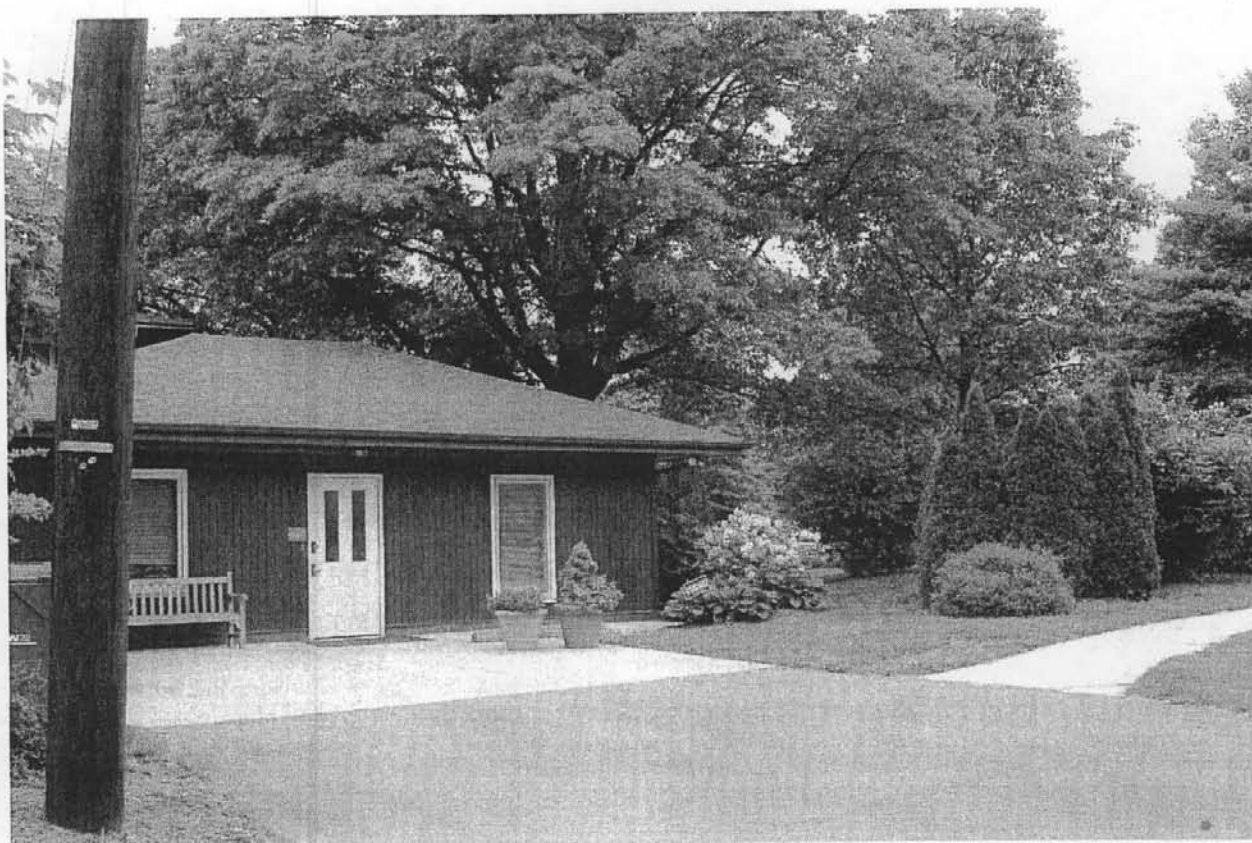


City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

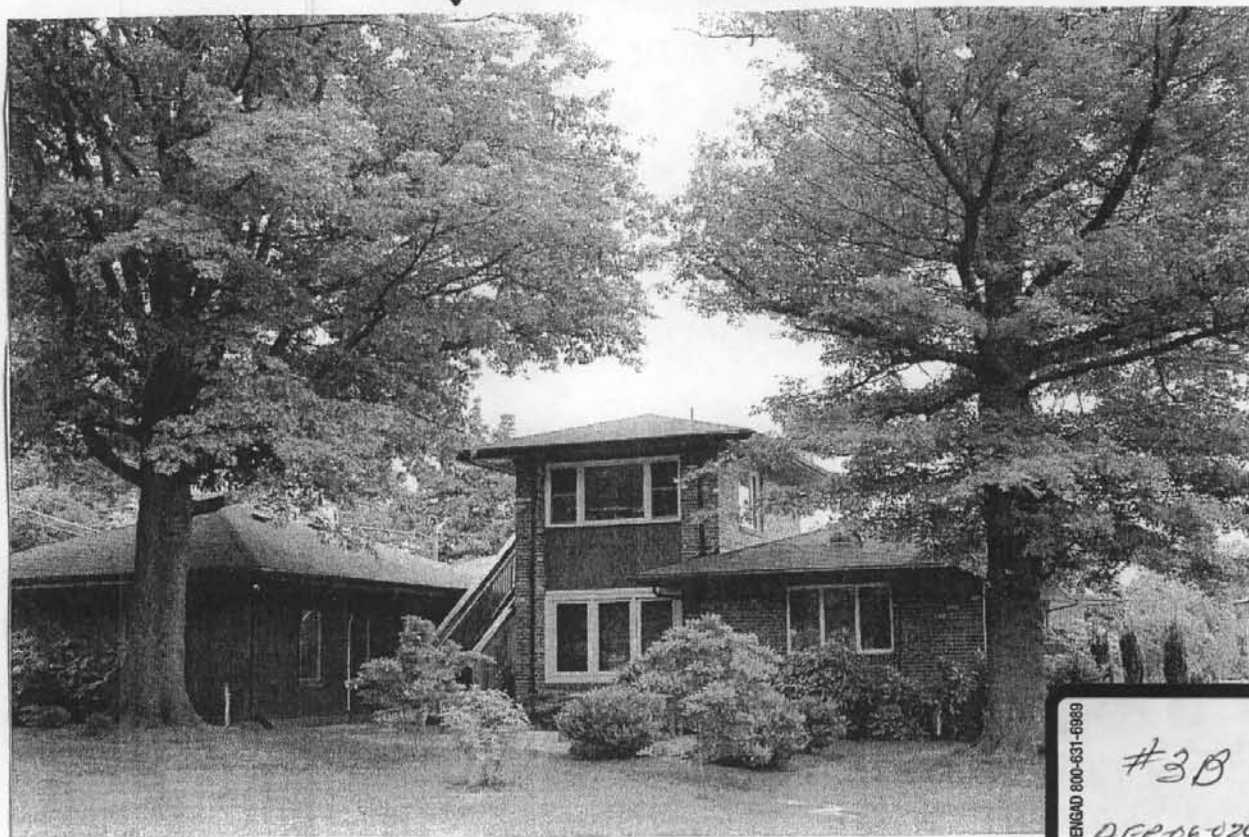




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#3A
AFP-06-020
77906



↑ Area of New Addition

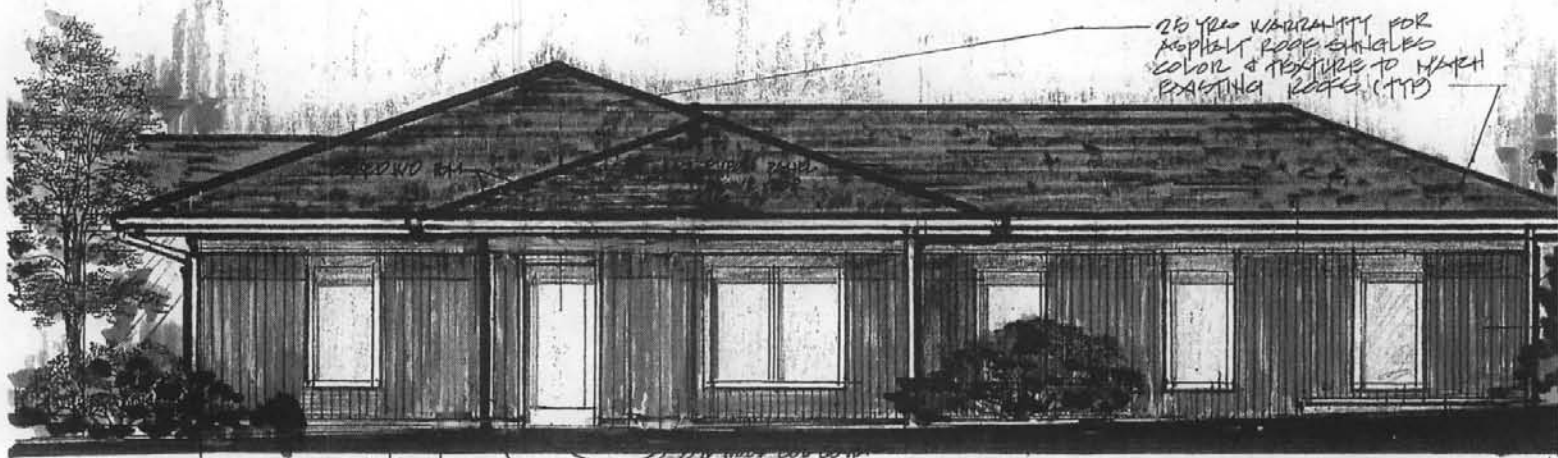


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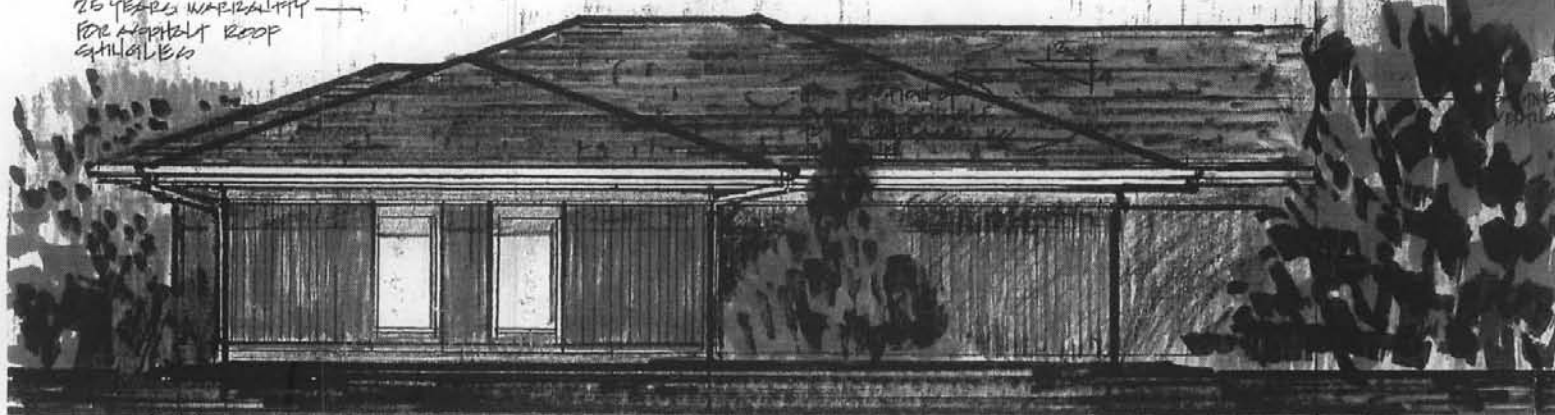
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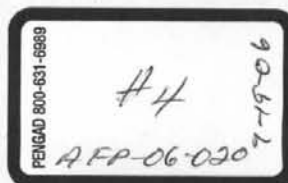
ELEVATION ①
1/4" = 1'-0"

STEPPED FOOTING

25 YEARS WARRANTY
FOR ASPHALT ROOF
SHINGLES



ONE STORY ADDITON TO
HOSPICE CARING HOME
520 S. FREDERICK PIKE, SUMMIT PARK
GAITHERSBURG, MD 20877



CKL
ARCHITECTS, INC.

Architecture
Space Planning
Urban Design

15932C Shady Grove Road
Gaithersburg, MD 20877

Tel: 301.258.4560
Fax: 301.258.4562

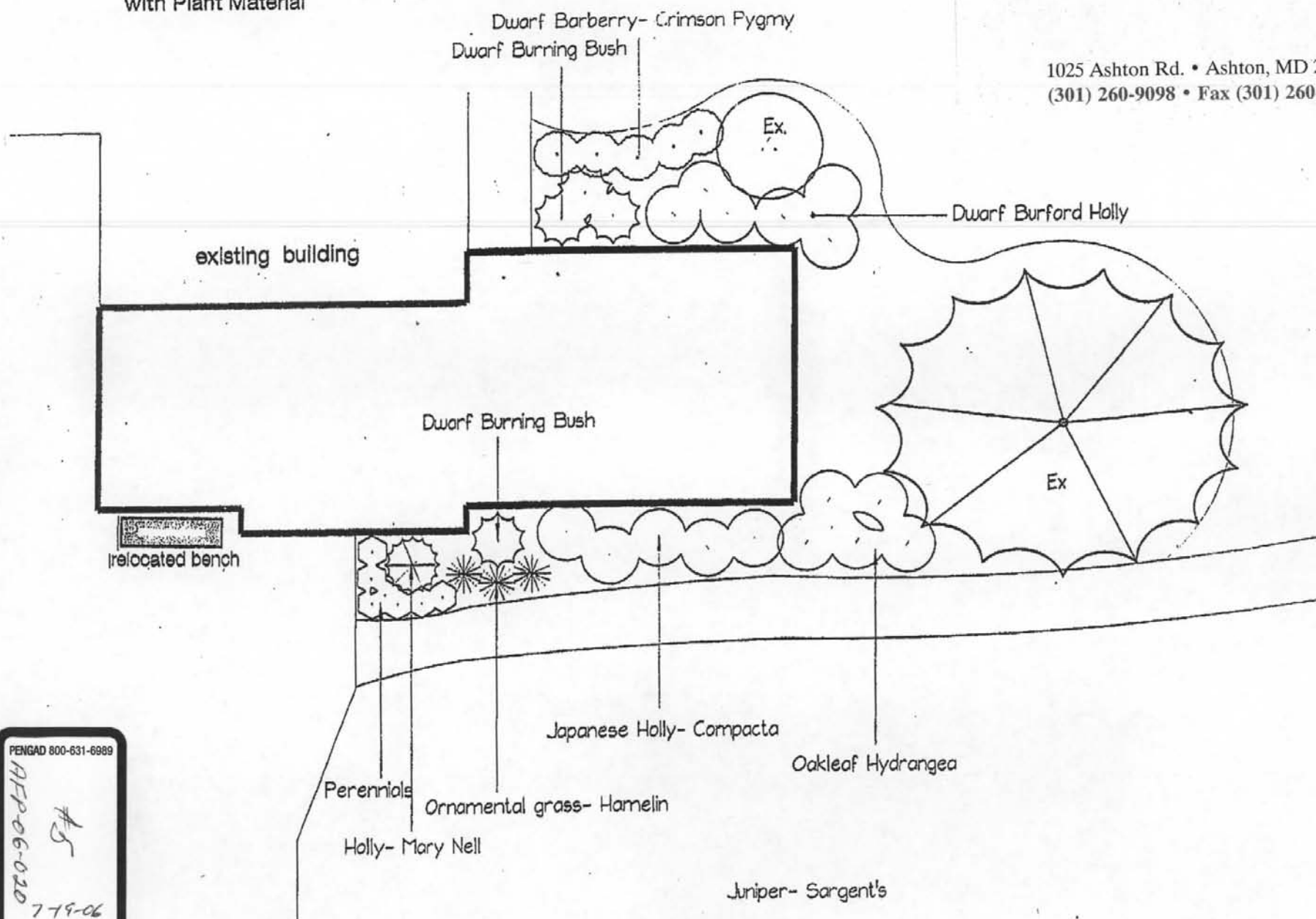
Hospice Caring Cottage Addition

with Plant Material



Sun's
Garden & Landscaping
Since 1970

1025 Ashton Rd. • Ashton, MD 20861
(301) 260-9098 • Fax (301) 260-1178



PENGAD 800-631-6989

7-19-06
#5
AFP-06-020

JAN 30 2006

DBH:
F-Y-I
n

Mr. and Mrs. Gladdin E. Kellerman
500 S Frederick Avenue
Gaithersburg, MD 20877

January 24, 2006

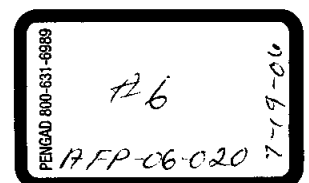
City of Gaithersburg:

This is to certify that we have reviewed the plans for the addition to the Hospice Caring Cottage and support and approve the plans without reservation.

Francis W. Kellerman

Gladdin E. Kellerman

Francis W. Kellerman Gladdin E. Kellerman



Patricia Patula - Fwd: RE: Hospice Caring/AFP-60-020

From: Ivan Humberson
To: Patula, Patricia
Date: 07/13/2006 3:19 PM
Subject: Fwd: RE: Hospice Caring/AFP-60-020

Pat
 Here's John Feissner's reply.

Ivan.

>>> "Feissner, John" <John.Feissner@montgomerycountymd.gov> 07/06/06 8:05 AM >>>
 Ivan, I am comfortable with the access. The information contained in your email helps to clarify. Thanks and have a great day!
 John F.

-----Original Message-----

From: Ivan Humberson [mailto:IHumberson@gaithersburgmd.gov]
 Sent: Wed 7/5/2006 4:00 PM
 To: Feissner, John
 Cc: Greg Ossont; Patricia Patula
 Subject: Re: Hospice Caring/AFP-60-020

John,

Your comments on the above referenced site plan were forwarded to me by our Planning staff. I had reviewed the site plan as well, and I felt like the Fire Department access was adequate as it exists. The project involves a 1,037 sq.ft. single story addition to an existing 3,360 sq.ft. single story wood frame structure that was originally a single family dwelling but was converted to commercial use over 20 years ago. At the time the building was converted to commercial use, the fire department access was constructed to meet the Montgomery County Fire Safety Code in effect at that time. That access is not going to be altered by this construction project. There is a 20 ft. wide access lane to the south side of the building and it is within approximately 60 feet of the building. There is also a Fire Hydrant immediately south of the building, on the same side of the access lane as the building, and the hydrant is within approximately 55 feet of the building (The Fire Hydrant is not shown on the site plans). The lane to which you referred, and which is shown on the site plan to be approximately 10-12 feet wide, is a maintenance access lane to the adjacent barn and shed structures. It is not marked as a fire lane, but could be used for access by emergency vehicles if need be.

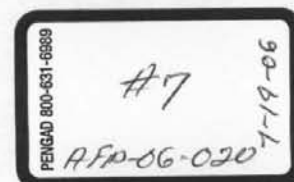
I hope that you will agree with my assessment of this project, but if you feel that access improvements are necessary, please let me know as soon as possible so that I can forward your concerns to the proper individuals.

Thank you for your input.

Ivan.

>>> "Feissner, John" <John.Feissner@montgomerycountymd.gov> 07/04/06 11:24 AM >>>

Thanks for the opportunity to comment.





Fire Marshal Comments

Date: 7-4-06
To: Planning Board, City of Gaithersburg
VIA:
From: John Feissner 240 777 2436
RE: Hospice Center #AFP-06-020 Comments

- 1) Road width to Structure is only 10 to 12'. Needs to be 20'.
- 2) Water Supply for Fire Protection. Is it within 400'?

Fire Department access criteria provided below for the benefit of the applicant.

-
1. Show compliance with NFPA 1 (2003), Section 18.2.2.2 **Access To Building**.
 - a. Recommendation: Designate all Fire Department Access Roads in transparent green highlighter.
 - b. Recommendation: Designate all curb to curb widths of all FD Access Roads in opaque green.
 - c. Note: All FD Access Roads require 20 foot unobstructed width.
 - d. Note: Common driveways are considered fire department access roads for the length they are shared by more than one structure.
 - e. Note: Minimum road width for parking on a FD Access Road: 1 Side - 28 Feet, 2 Sides - 36 Feet.
 - f. Note: Fire Department access roads must be capable of supporting 85,000 lbs.
 2. Show compliance with NFPA 1 (2003), Section 18.2.2.5.4 **Dead Ends**.
 - a. Note: Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.
 - b. Note: Cul-de-sac type turn-arounds must be 90 ft in diameter with no obstructions in the center.

Cc: MC Department of Permitting Services
Design Professional

Revised: 12/16/2005

Page 1

- c. Note: Hammerhead type turn-arounds must be 60 ft on each leg and meet other requirements for fire department access roads.
- 3. In accordance with NFPA 1 (2003), Section 18.2.2.5.3 **Turning Radius;**
 - a. Turns in FD Access Roads shall be constructed with a minimum radius of 7.6 m (25 ft) at the inside curb line and a minimum radius of 15.2 m (50 ft) at the outside curb line.
 - b. Recommendation: Designate all radii of all turns on fire department access roads in opaque green.
- 4. FD Access Roads connecting to roadways shall be provided with curb cuts extending at least 0.6 m (2 ft) beyond each edge of the fire lane.
- 5. The angle of approach and departure for any means of access shall not exceed 8 degrees.
- 6. Provide locations of Fire Hydrants and Key for Symbol.

Cc: MC Department of Permitting Services
Design Professional

Revised: 12/16/2005

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AFP-06-020

Hospice @ Bohrer Pk.

ABEL BATRES
200 SUMMIT HALL RD
GAITHERSBURG MD 20877

ALBERT & J B WITT
211 SUMMIT HALL RD
GAITHERSBURG MD 20877

ALLEN L & D M SWOYER
223 SUMMIT HALL ROAD
GAITHERSBURG MD 20877

ARNOLDO I AMAYA
203 SUMMIT HALL RD
GAITHERSBURG MD 20877

BOARD OF EDUCATION
850 HUNGERFORD DR
ROCKVILLE MD 20850

BRIAN T & G M KILDEE
212 SUMMIT HALL ROAD
GAITHERSBURG MD 20877

CITY OF GAITHERSBURG
31 S SUMMIT AVE
GAITHERSBURG MD 20877

CLAYTON EDMAN
221 SUMMIT HALL RD
GAITHERSBURG MD 20877

DONALD G & M R MARKSBERRY
205 SUMMIT HALL ROAD
GAITHERSBURG MD 20877

DONALD L & M C MILLS
225 SUMMIT HALL RD
GAITHERSBURG MD 20877

EDWIN RTRUST JOHNSON
C/O ARC DEV INC
PO BOX 2069
RESTON VA 20195

EUGENE M ZIMMERMAN
33 BRIGHTON DR
GAITHERSBURG MD 20877

FAIRFIELD BROADSTONE LP
5510 MOREHOUSE DR STE 200
SAN DIEGO CA 92121

FERNADO & VILMA MEJIA
34 BRIGHTON DR
GAITHERSBURG MD 20877

FRANK P & A M B AMANTIA
126 SUMMIT HALL RD
GAITHERSBURG MD 20877

GERALDINE BTRUSTUSTEE LEVITT
301 SUMMIT HALL ROAD
GAITHERSBURG MD 20877

GRACE MTRUSTUST LANIGAN
C/O LANIGAN PROPERTIES
3301 DECATUR AVE
KENSINGTON MD 20895

HAMID REZA FATHI
FARAHNAZ LOTFI
24 BRIGHTON DR
GAITHERSBURG MD 20877

HELEN B IRVINE
PO BOX 248
GAITHERSBURG MD 20884

HELEN R QUILL
207 SUMMIT HALL RD
GAITHERSBURG MD 20877

HOLBROOK INVESTMENT CORP
C/O HBW GROUP
1055 1ST ST STE 200
ROCKVILLE MD 20850

HOSICE CARING
518 S FREDERICK AVE
GAITHERSBURG MD 20877

I.K. LAING
15932-C SHADY GROVE RD
GAITHERSBURG MD 20877

IAN J & P D CRAIG
213 SUMMIT HALL RD
GAITHERSBURG MD 20877

JAMES A & B A HICKS
206 SUMMIT HALL RD
GAITHERSBURG MD 20877

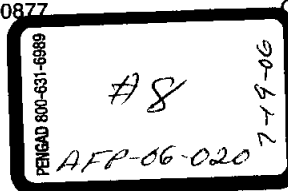
JAMES D & M O'CONNOR
36 BRIGHTON DR
GAITHERSBURG MD 20877

JANET M SIMMON
217 SUMMIT HALL RD
GAITHERSBURG MD 20877

JOE KIRIACOS
29 BRIGHTON DR
GAITHERSBURG MD 20877

JOSE W ROMERO
32 BRIGHTON DR
GAITHERSBURG MD 20877

JARENTRUSTUSTEE FISHMAN
3 WINDMILL LN
SILVER SPRING MD 20905



Tent. Agenda for 19-Jul-06 PC Mtg.

LEWIS & C E GEIGER
219 SUMMIT HALL RD
GAITHERSBURG MD 20877

LEWIS W & B A SIECK
31 BRIGHTON DR
GAITHERSBURG MD 20877

LISA MCKILLOP
HOSPICE CARING
707 CONSERVATION LN
GAITHERSBURG MD 20878

LYMAN M & KAREN M SMITH
128 SUMMIT HALL RD
GAITHERSBURG MD 20877

MARVIN & J LYNCH
201 SUMMIT HALL RD
GAITHERSBURG MD 20877

MARY M & CARY A BLOOM
37 BRIGHTON DR
GAITHERSBURG MD 20877

MICHAEL R EVANSHAW
26 BRIGHTON DR
GAITHERSBURG MD 20877

MOISES MARTINEZ
NOEMI SUERO MELGAR
30 BRIGHTON DR
GAITHERSBURG MD 20877

MONTGOMERY HOUSE LTD PTSHP
%LANDMARK COMPANIES
5 NORTH ADAMS ST
ROCKVILLE MD 20850

MR & MRS GLADDIN KELLERMAN
500 S FREDERICK AVE
GAITHERSBURG MD 20877

MURRAY ETALTRUST SCHULMAN
215 SUMMIT HALL RD
GAITHERSBURG MD 20877

OMF CONTRACTORS INC
10237 SOUTHARD DR
BELTSVILLE MD 20705

PHIL WILIS
AES ASSOCIATES
GOOSE CREEK DRIVE
OLNEY MD 20832

PLACIDE M AYISSI-ETOH
KATRINA D SHARPE
131 SUMMIT HALL RD
GAITHERSBURG MD 20877

RANDY D & ARELIS A BURKE
209 SUMMIT HALL RD
GAITHERSBURG MD 20877

RENE CANTARERO
210 SUMMIT HALL RD
GAITHERSBURG MD 20877

ROBERT C JEE
35 BRIGHTON DR
GAITHERSBURG MD 20877

ROBERT H JAMES
227 SUMMIT HALL RD
GAITHERSBURG MD 20877

ROBERT O & O U RODRIGUEZ
38 BRIGHTON DR
GAITHERSBURG MD 20877

SCOTT A & V E PERANDO
130 SUMMIT HALL RD
GAITHERSBURG MD 20877

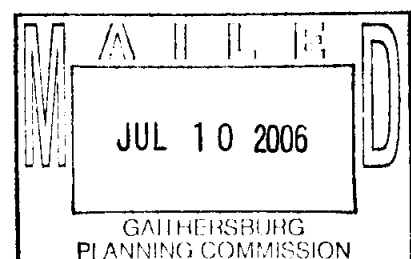
SCOTT GORMLEY
MITCHELL & BEST
1686 GUDE DRIVE
ROCKVILLE MD 20850

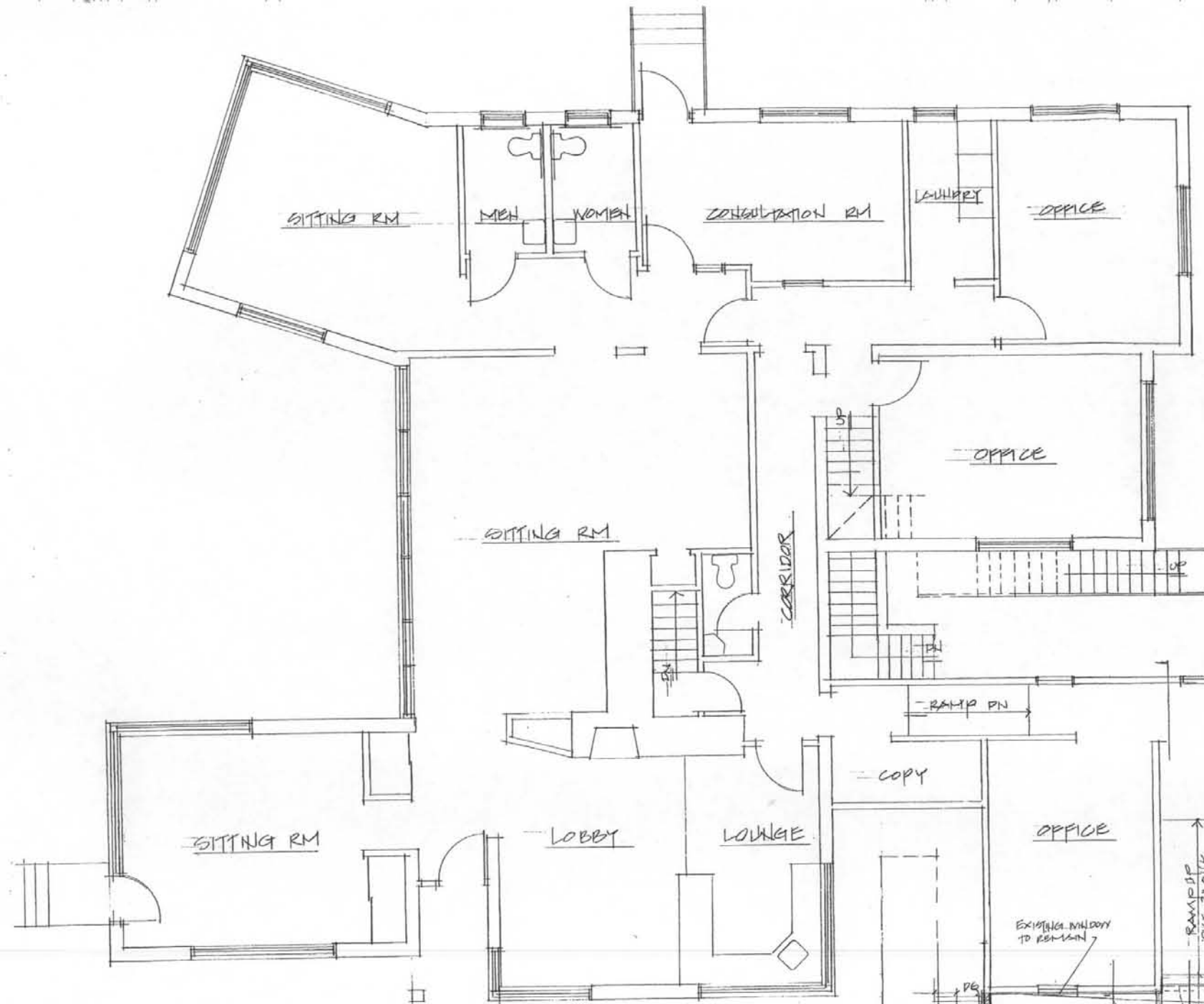
VINCENT G & KAREN D DICAMILLO
199 SUMMIT HALL RD
GAITHERSBURG MD 20877

WDP-RST LLC
6001 MONTROSE RD STE 1001
ROCKVILLE MD 20852

WILLIAM G TELFORD
LORI A KURTH
28 BRIGHTON DR
GAITHERSBURG MD 20877

YOUNG-TSAO & F L FAN
208 SUMMIT HALL RD
GAITHERSBURG MD 20877





PARTITION LEGEND:

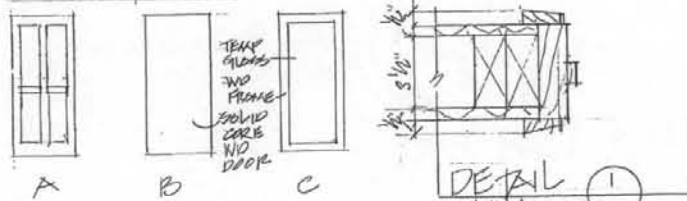
- EXISTING WALL & PARTITIONS TO REMAIN
- NEW WALLS OR PARTITIONS
- 1 NEW EXTERIOR BEARING WALL TO 1-11 PIER TO MATCH EXISTING ON 1/2" EXTERIOR BR 0/ 2x4 W/D STUDS @ 16" O/C W/ R-15 BATT INSULATION & 1/2" GWB INSIDE
- 2 INTERIOR PARTITION 1/2" GWB ON 2x4 W/D STUDS @ 24" O/C FROM FLOOR TO CEILING
- 3 2'-0" HIGH PARTITION 1/2" GWB ON 2x4 W/D STUDS @ 24" O/C W/ OAK WOOD CAP. REINFORCED PER PERM. STAND WALL AS REQ'D

FIRST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	TYPE	HEAD	JAMB	FRAME	THRESH	SWELL	HANDLE	REMARKS
1	3'-0" x 6'-0" x 1 3/4"	A	1/2"	1/2"	WD	NIL		HW 1	INTERIOR OR SELF CLOSING
2	3'-0" x 6'-0" x 1 3/4"	B	1/2"	1/2"	ND			HW 2	
3	NOT USED								
4	3'-0" x 6'-0" x 1 3/4"	C	1/2"	1/2"	WD			HW 2	
5	3'-0" x 6'-0" x 1 3/4"	C	1/2"	1/2"	ND			HW 2	
6	3'-0" x 6'-0" x 1 3/4"	C	1/2"	1/2"	WD			HW 2	

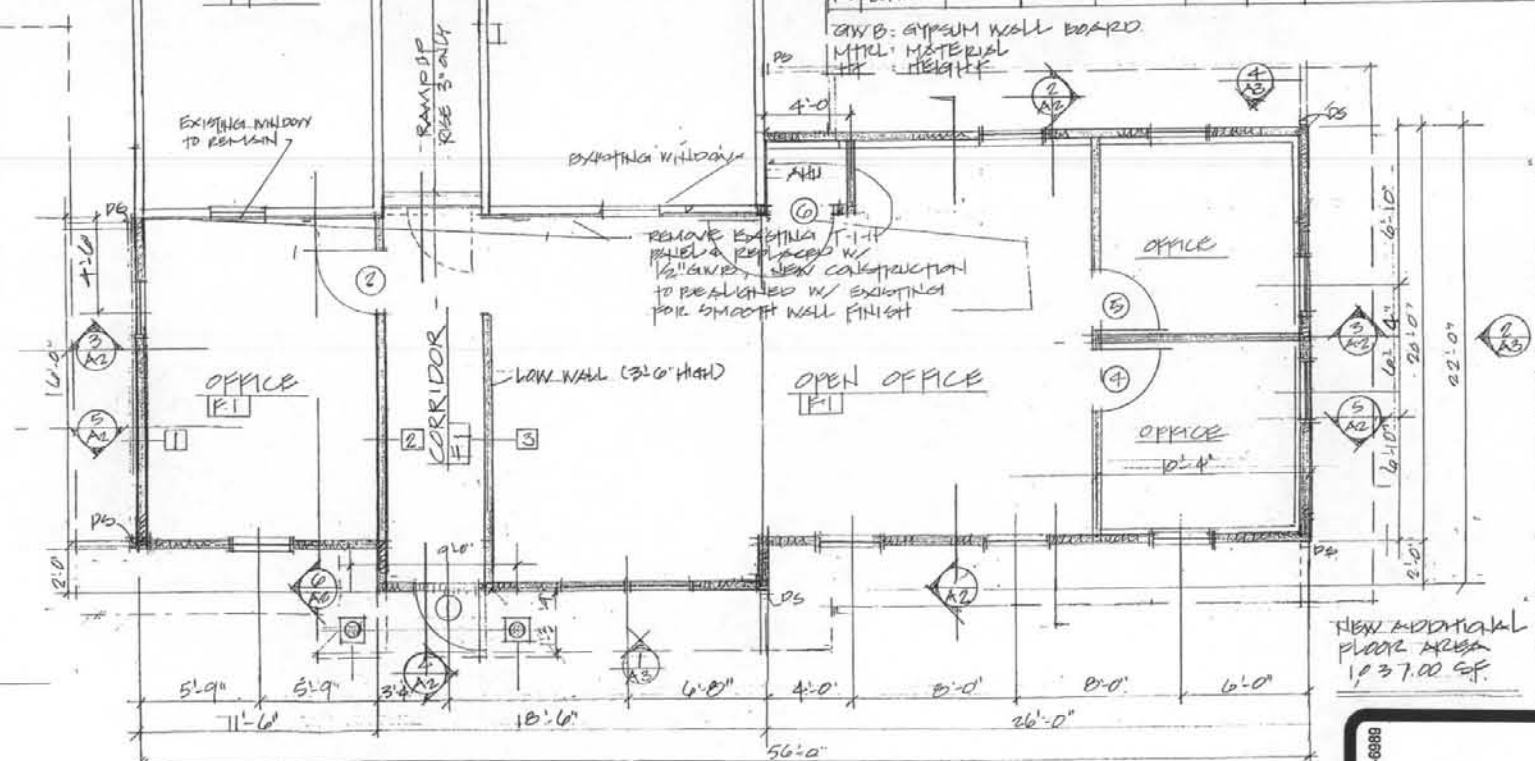
DOOR TYPES



FINISH SCHEDULE

NO.	FLOOR	BASE	WALL	CEILING	REMARKS
F1	CARPET	VINYL	PAINT/GWB	GWB 8'-0"	
F1	CONC.			GWB 8'-0"	

GWB: GYPSUM WALL BOARD
MATERIAL HEIGHT

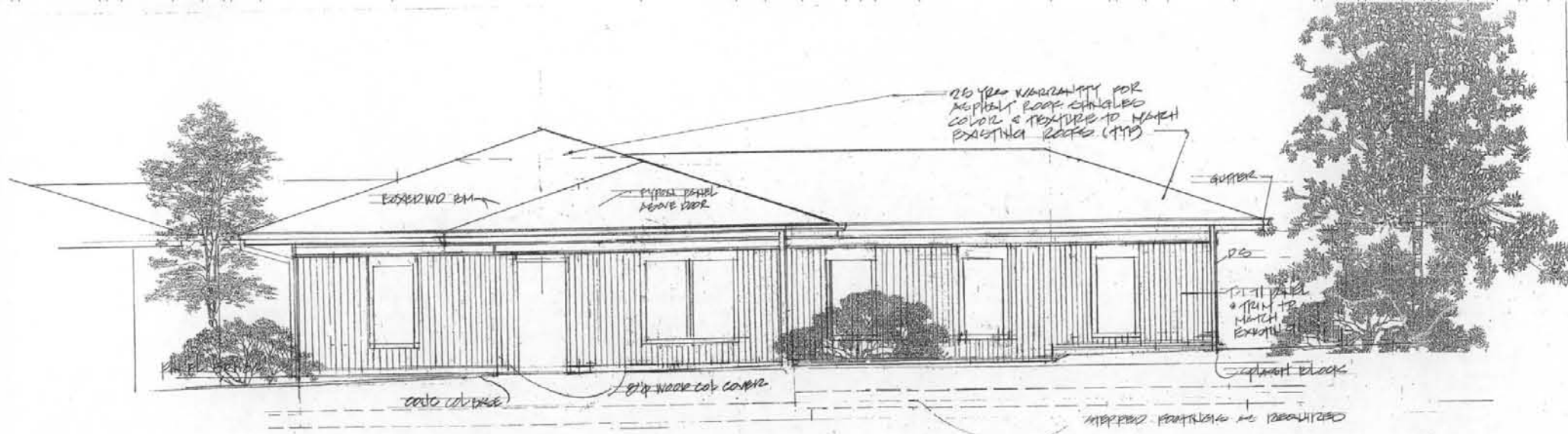


NEW ADDITIONAL
FLOOR AREA
1,037.00 SF.

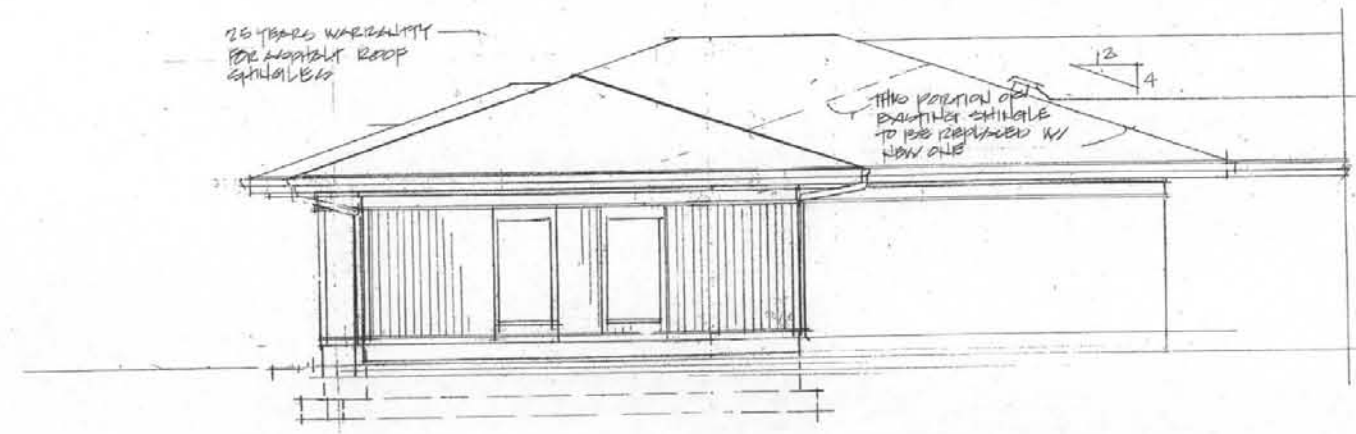
DATE
JUL 1, 2006
JUL 1, 2006
AUG 1, 2006
3/1/2006

FLOOR PLAN (EXCLUDING ADDITIONAL) SCHEDULE & NOTES

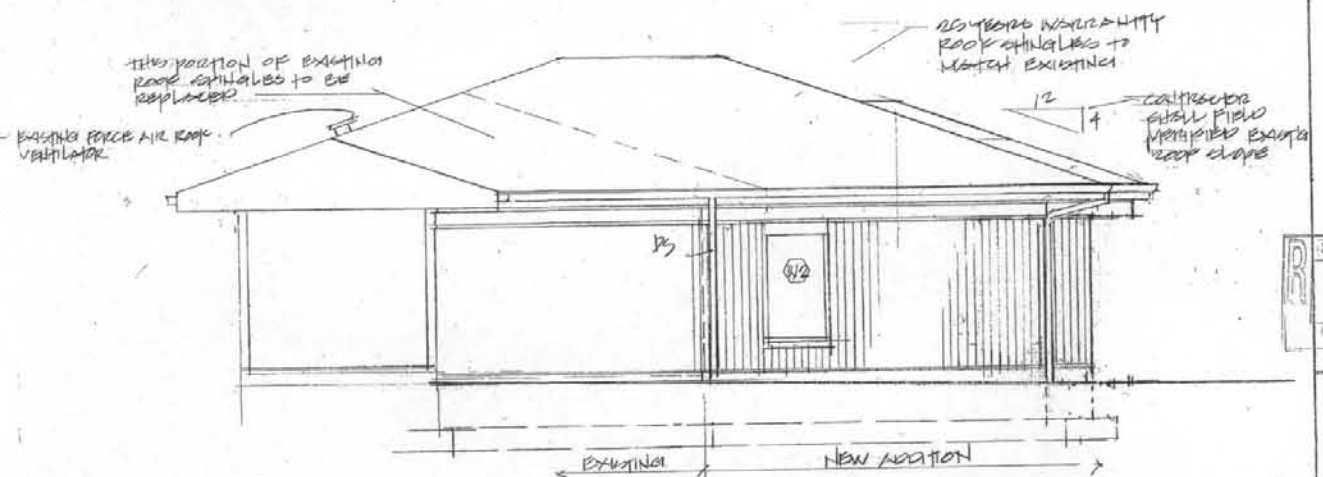
ONE STORY ADDITION TO
HOSPICE CARING HOME
520 S. FREDERICK PIKE, SUMMIT PARK
GAITHERSBURG, MD 20877



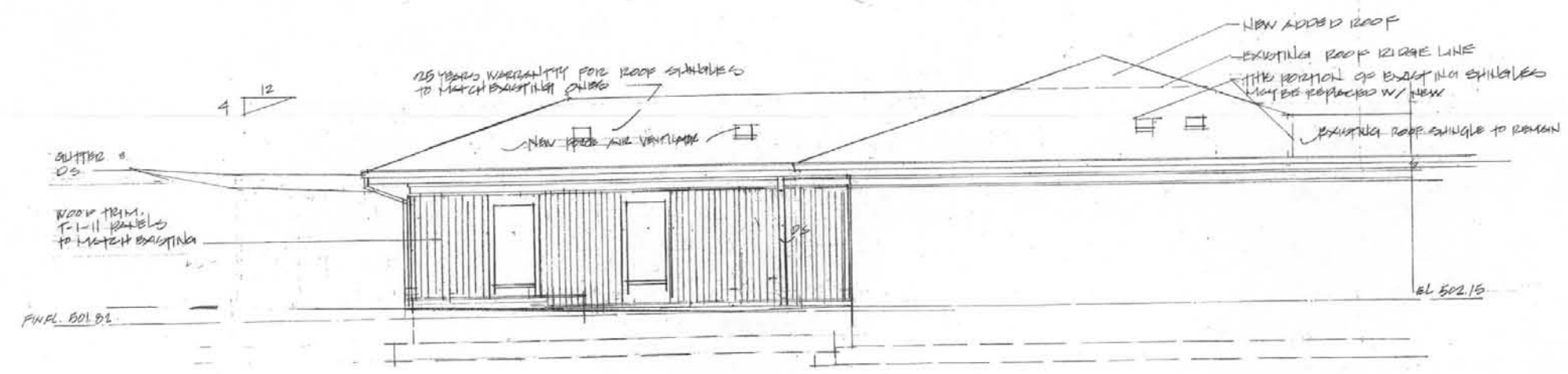
ELEVATION ①
14'-11"0"



ELEVATION ②
14'-11"0"



ELEVATION ③
14'-11"0"



ELEVATION ④
14'-11"0"

WINDOW SCHEDULE

No.	SIZE	MANUFACTURER & MODEL No. *
W-1	NOT USED	
W-2	3'-0" X 5'-0"	ANDERSON. CASEMENT. CXYN 15

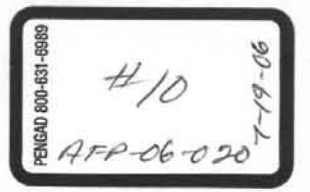
* SUGGESTING FOR MATERIAL & SIZE, SIMILAR SIZE & MATERIAL FOR ALTERNATES TO BE APPROVED BY OWNER.

CKL
ARCHITECTS, INC.
Architecture
Space Planning
Urban Design
15932C Shady Grove Road
Gaithersburg, MD 20877
Tel: 301.258.4560
Fax: 301.258.4562



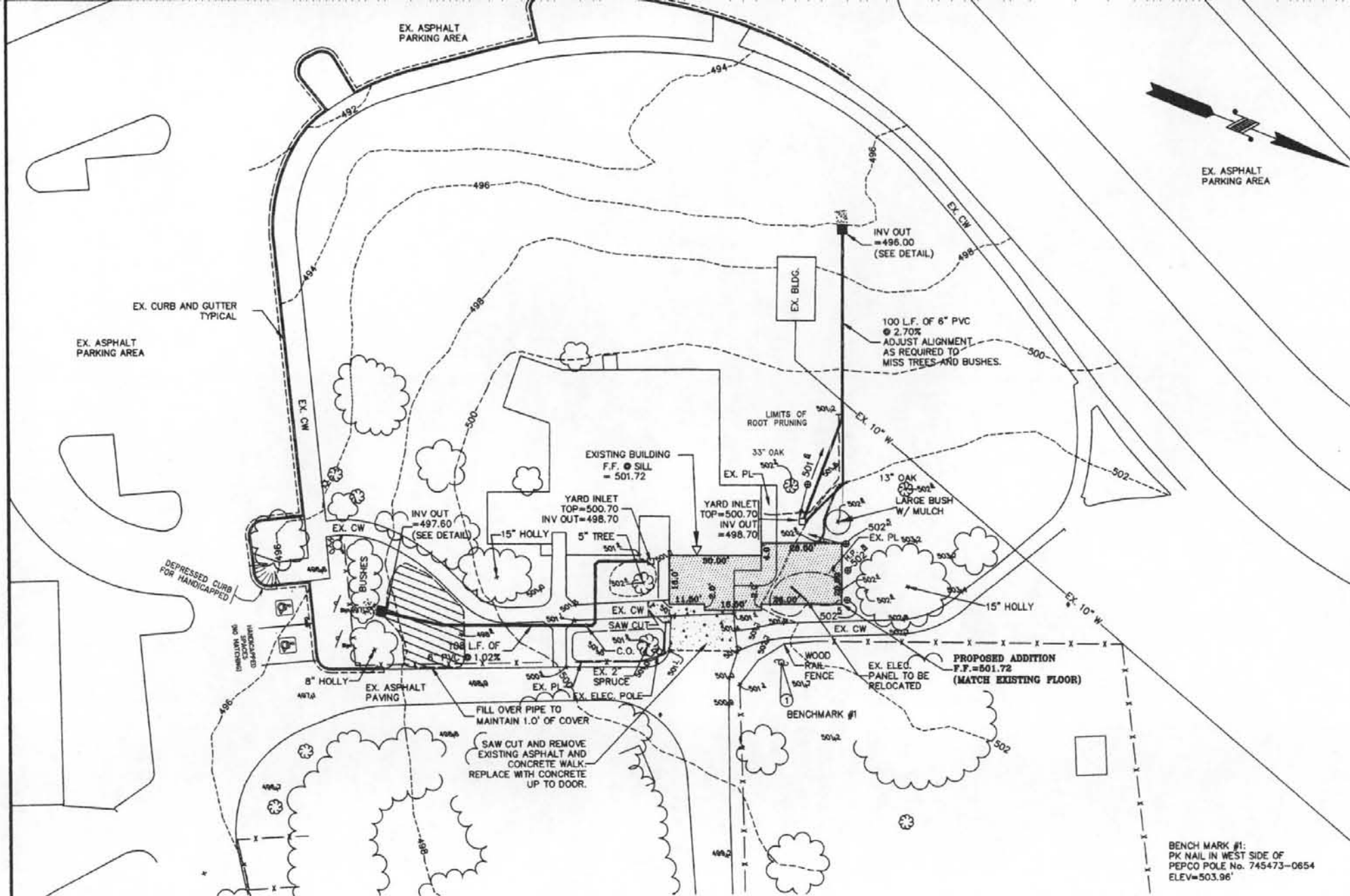
DATE
3/14/2006
3/14/2006
7/1/06

ELEVATIONS & WINDOW SCHEDULE
ONE STORY ADDITION TO
HOSPICE CARING HOME
520 S. FREDERICK PIKE, SUMMIT PARK
GAITHERSBURG, MD 20877



A-3

C:\AES-Files\AutoCAD\CURRENT\SummitHall\MC19F10.dwg, 7/3/2006 5:55:16 PM



SITE PLAN

SCALE: 1 in. = 20 ft.

GENERAL NOTES:

- HORIZONTAL AND VERTICAL DATUM SUPPLIED BY MACRIS, HENDRICKS AND GLASCOCK, P.A., DATED 6/23/97. UPDATED BY A.E.S. ASSOCIATES, DATED JULY, 2005.
- TUNNEL UNDER OR SAW CUT CONCRETE WALK AS DETERMINED BY CONTRACTOR.
- ITEMS NOT SHOWN FOR CLARITY:
LOOSE SLATE PATIO; OVERHEAD ELECTRICAL WIRES.
- EXISTING ELECTRIC PANEL TO BE RELOCATED BY UTILITY COMPANY WHO OWNS PANEL.
- EXISTING LIGHTING IS ATTACHED TO EXISTING HOSPICE COTTAGE.

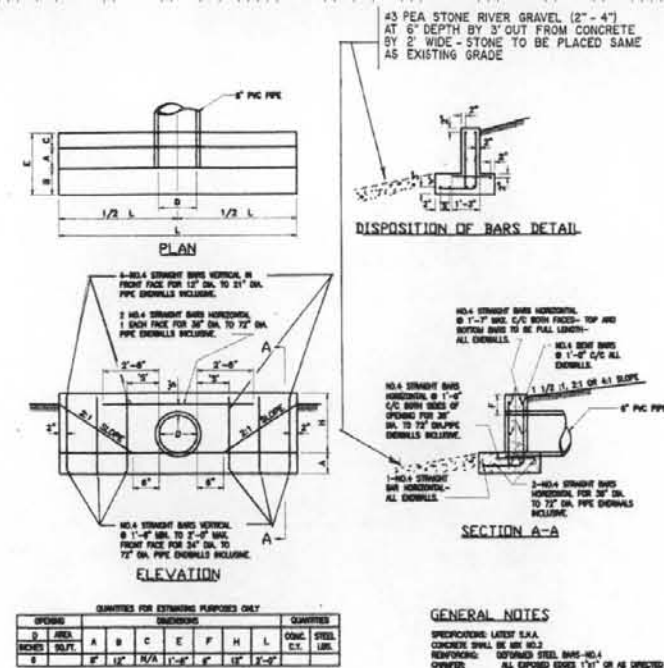
LEGEND:

- EX. AW = EXISTING ASPHALT WALK
EX. CW = EXISTING CONCRETE WALK
EX. PL = EXISTING PLANTER
502.2 = EXISTING ELEVATION
502.2 = PROPOSED ELEVATION

SURVEYOR'S CERTIFICATION:

We hereby certify to the best of our professional belief and knowledge, that the plan shown hereon is correct.

By: Philip A. Wilk PROF. L.S. JULY 03, 2006
Philip A. Wilk
Professional Land Surveyor
Maryland No. 10797



QUANTITIES FOR ESTIMATING PURPOSES ONLY	QUANTITIES
NO. 4 STRAIGHT BARS VERTICAL, 10' LONG, 1/2" DIA. TO 12' DIA. PIPE ENDWALLS INCLUDING.	1
NO. 4 STRAIGHT BARS HORIZONTAL, 1 EACH FACE FOR 12' DIA. TO 12' DIA. PIPE ENDWALLS INCLUDING.	2
NO. 4 STRAIGHT BARS VERTICAL, 10' LONG, 1/2" DIA. TO 12' DIA. PIPE ENDWALLS INCLUDING.	1
NO. 4 STRAIGHT BARS HORIZONTAL, 1 EACH FACE FOR 12' DIA. TO 12' DIA. PIPE ENDWALLS INCLUDING.	2

'S' DISTANCES
1' FOR 1/2" DIA. PIPES INCLUDING.

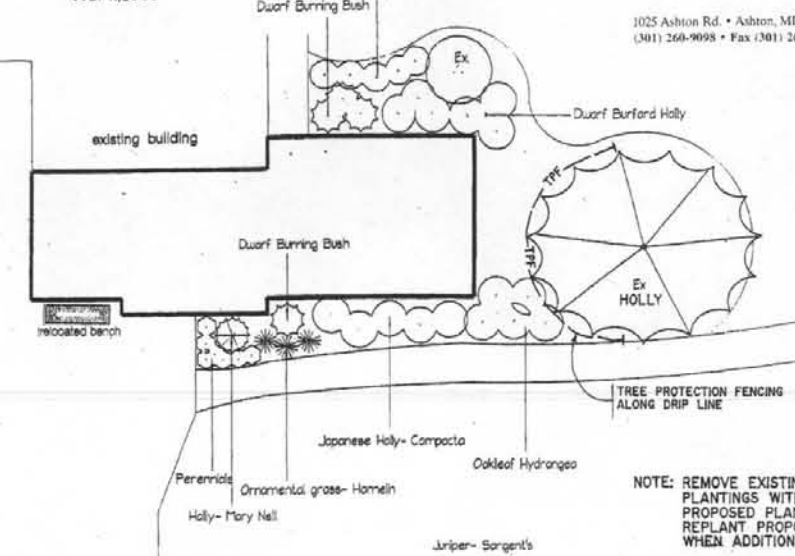
STANDARD TYPE C ENDWALL
METAL OR CONCRETE ROUND PIPE
STANDARD NO. MD 354.01 (MODIFIED)

GENERAL NOTES:

SPECIFYING LATEST S.A.A.
CONCRETE SHALL BE 3000 PSI
REINFORCING STEEL SHALL BE 60,000 PSI
ALL EXPOSED EDGES 1/2" OR AS DIRECTED

Hospice Caring Cottage Addition

with Plant Material
JULY 11, 2006

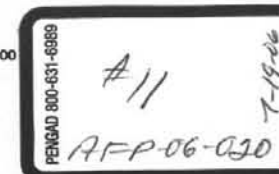


SITE ADDRESS:

502 South Frederick Avenue
Gaithersburg, MD 20877

PREPARED FOR:

Mrs. Lisa McKillop
Hospice Caring, Inc.
707 Conservation Lane, Suite 100
Gaithersburg, MD 20878-2982
301-869-4673



LANDSCAPE PLAN

SITE PLAN

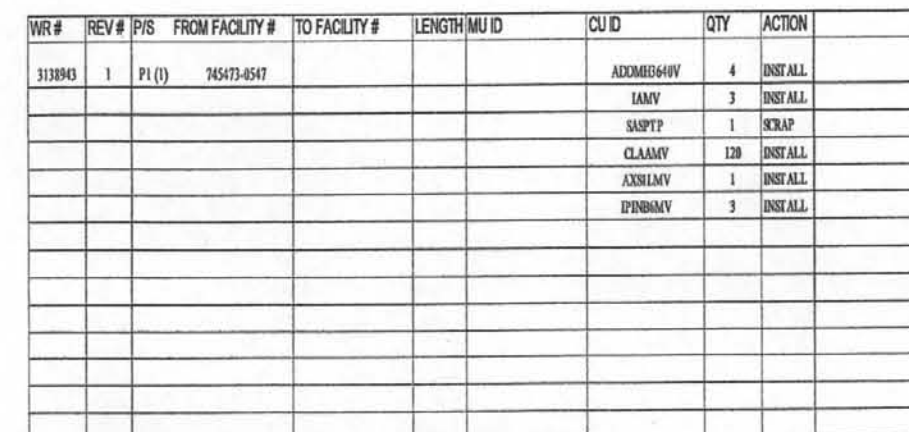
ADDITION FOR HOSPICE CARING, INC.

SUMMIT HALL FARM PARK

9th ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 20 ft. SEPTEMBER, 2005

A.E.S. ASSOCIATES

Surveying, Land Planning, and Consulting Services
17831 Goose Creek Road
Olney, MD 20832-2169
301-570-0350 Fax: 301-570-3904
A.E.S. Job No. MC19F10.HSCR001



PENGAD 800-631-6969
#12
AFP-06-020

					POLES SHOWN ON THIS PLAN DO NOT CONFLICT WITH WATER, SEWER OR STORM DRAIN PLAN NO.		WR TYPE. <u>CSRRC</u>		LOCAL DISTRICT. <u>MCWO</u>		CLASSIFICATION. <u>PRL</u>		CREW HQ		GAITHERSBURG, MD. *502 SOUTH FREDERICK AVE (HOSPICE CARING CENTER) RELOCATE OVER HEAD PRIMARY TO CLEAR NEW ADDITION TO BUILDING 120/208V 3 Ø 4 WIRES					
					* Every effort has been made to properly identify the status of all equipment shown on this drawing. However all cables, wires, transformers and any other electrical equipment should be treated as energized unless tested and grounded. Actual system configuration may have changed from that shown as a result of field switching.		A.E. <u>G.SCAFIDI</u> /PHONE: 548-4302		CONTACT <u>G.D.ROBINSON</u> /PHONE: 548-4344				BNDU-CA _____ CO _____ BNMU-CA _____ CO _____ FSDO-OH _____ URD _____ FSMO-OH _____ URD _____ KNA _____ RSMO-OH _____ URD _____ RSMU-CA _____ CO _____							
					TREE PERMISSIONS		PRINTS		PERMITS				TAX DIST.		POTOMAC ELECTRIC POWER CO.					
					OVERHEAD _____ UNDERGROUND _____ PUBLIC PROPERTY <u>NOT</u> REQUIRED <u>NOT</u> REQUIRED PRIVATE PROPERTY <u>NOT</u> REQUIRED <u>NOT</u> REQUIRED		RECORDS MGT. _____ X _____ CCC _____ R/W <u>NOT</u> _____ SURVEYOR _____ FDR MAPS _____ METERS _____ MTR:RDR _____ TR:SHOPS _____ PHONE CO. _____ GAS CO. _____ C.A.T.V. _____		E.D.O.H. _____ E.D.U.G. _____ WARD _____ R/W REQ'D. <u>NOT</u> _____ COUNTY _____ TOWN <u>NOT</u> _____ ST.RDS. _____ ST.TR. _____ M.N.C.P. _____ EASMENT. <u>NOT</u> _____ W.S.S.C. _____		UVP _____ SPC _____ PG SPEC. _____ PG MAINT. _____		4501							
DESCRIPTION					CORR	CHKD	APPD	APPD	REFERENCE DRAWINGS		WR # <u>3138943</u>		PLAT AREA 744T472		SCALE 1"=30' DATE 4/13/06		APPD APPD		APPD APPD	
REVISIONS													FDR. NO. *15062		DR. BY <u>G.D.R.</u> CHKD. <u>G.D.R.</u> INSP. <u>G.D.R.</u>		G.S.		6 3138943	